



GPD GROUP®
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RECEIVED

AUG 23 2012

GC PLANNING COMMISSION

2012066.02

July 27, 2012

Revised: August 15, 2012

City of Grove City, Ohio
Development Department
4035 Broadway
Grove City, OH 43123

Re:
Proposed Pet Supplies Plus
2430 Stringtown Road
Grove City, OH

To Whom It May Concern:

Pet Supplies Plus is proposing to open its newest location in the former Ace Hardware space at 2430 Stringtown Road. (Grove City Plaza).

Enclosed you will find a Special Use Application for the proposed Pet Supplies Plus. Per the City of Grove City Code, this use requires a Special Use Permit for the sales of animals as well as pet grooming.

The following is the typical animal list for new stores:

- Tropical Fish
- Small Animals: Rabbits, Ferrets, Guinea Pigs, Hamster, Mice and Rats
- Birds: Parakeets, Canaries, Finches, Conures, Doves
- Reptiles: Hermit Crabs, Ball Pythons, Water Dragons, Anoles, Leopard Geckos, Cornsnake, Firebelly Toads, Green Tree Frogs, Iguanas, Bearded Dragon, Rosehair Tarantula, Emperor Scorpion, Pacman Frogs, Chameleons
- Crickets and Mealworms

About Pet Supplies Plus

With more than 250 locations in 23 Eastern states, Pet Supplies Plus has earned the reputation as America's favorite neighborhood pet store by offering a wide array of pet food, goods, grooming services and animal expertise in a cozy environment. With a friendly, pet-centered culture, where store managers and associates actually know the names of hundreds of their pet customers and their people companions, each Pet Supplies Plus is large enough to house a broad selection of food and equipment, yet small enough to still feel neighborly. The company, headquartered in Livonia, MI., has earned its success by understanding the unique bond between humans and their pet counterparts and their conviction that 'People Don't Own Pets, Pets Own People.

As with any use that allows animals onsite, there is a concern about noise and odor.

Regarding noise, animals will be kept inside the premises at all times. There are no provisions for outdoor exercising or boarding. Grooming appointments are booked in advance so animals are

taken in at the regular scheduled appointment. Prior to completion of grooming, clients are called notifying their animals grooming will soon be completed. Typically animals do not stay beyond their scheduled appointment. Note that there is no overnight boarding at Pet Supplies Plus at any time. Further, additional sound attenuation practices are provided between the proposed use and adjacent tenants. This is achieved by providing full height double insulated demising walls. Note that grooming and pet wash is located on the exterior wall that also provides additional insulation to reduce sound transmission.

Odor is managed by increased, dedicated, ventilation in areas of the building that will be used for grooming, bathing, etc. Additionally clearly marked waste receptacles are provided for pet waste. These receptacles have tightly closing lids and double liners.

The operational hours of the proposed business are as follows:

Monday-Saturday: 9AM – 9PM

Sunday: 10AM – 6PM

We look forward to presenting this proposal at the September 4th Planning Commission meeting.

Enclosed you will find 20 copies of the following exhibits in support of this application:

- Special Use Permit Application
- Fee of \$100
- Proposed Floor Plan
- Aerial photographs and site layout plans for the shopping center.

If you have any questions or comments regarding this information, please do not hesitate to contact me direct at 330-572-2262

Sincerely,
GPD GROUP



Michael A. Rubino, ASLA, LEED AP
Project Manager



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Development Department
4035 Broadway
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Re:
Proposed Pet Supplies Plus
2430 Stringtown Road
Grove City, OH

Ms Dooley:

GPD Group is in receipt of your emailed plan review letter dated August 14, 2012. As requested, please consider the following responses to your comments.

1. In accordance with Section 1135.09(12), the applicant should provide information to demonstrate:

- The proposed use is in harmony with the existing or intended character of the district and nearby affected districts and shall not change the essential character of the district.
Response: The proposed use is surrounded by other retail commercial uses and multifamily residential uses to the rear. However, all business is contained entirely within the subject building. The exterior façade is proposed to have minor upgrades that will improve the aesthetics of the space and will more closely match the design of the remainder of the shopping center. It should be noted that similar uses (Petco and Pet Smart) is located in Grove City.
- The proposed use shall not adversely affect the use of adjacent property.
Response: The proposed use is surrounded by other retail commercial uses and multifamily residential uses to the rear. However, all business is contained entirely within the subject building. The proposed use is not expected to have any economic impact or reduction in quality of life for the adjacent uses.
- The proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood.
Response: All business is contained entirely within the subject building. It is not expected that the use will generate any additional traffic flow or impact surrounding uses.

2. The submitted project narrative should include the following information:

- A discussion of potential effects on adjacent uses such as noise and odor, and measures proposed to mitigate such effects.
Response: See revised narrative.

- How animal waste will be addressed and where dogs will be walked, if part of the proposed grooming use.
- ***Response: See revised narrative.***
- A statement of whether or not overnight boarding will be conducted on site.
- ***Response: See revised narrative.***
- The days of which the business will be open and hours of operation.
- ***Response: See revised narrative.***

If you have any questions or comments regarding this information, please do not hesitate to contact me direct at 330-572-2262

Sincerely,
GPD GROUP



Michael A. Rubino, ASLA, LEED AP
Project Manager